

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, Case Manager
JL Joel Lawson, Associate Director Development Review
DATE: July 12, 2019

SUBJECT: BZA Case 20084: Request for special exception relief to permit a rear addition

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception pursuant to Subtitle D § 5201:

- D § 306.4, Rear Wall Extension (maximum 10 feet beyond farthest rear wall of an adjoining principal residential building permitted; 19 feet proposed).

II. LOCATION AND SITE DESCRIPTION

Address	4672 A Street, S.E.
Applicant	Korey A. Marable
Legal Description	Square 5349, Lot 30
Ward, ANC	Ward 7, ANC 7E04
Zone	R-2
Lot Characteristics	Rectangular lot with rear public alley access, a 15-foot building restriction line across the front and topography sloping downward from the front to rear
Existing Development	Semi-detached one-family dwelling
Adjacent Properties	Semi-detached dwellings
Surrounding Neighborhood Character	Low-density residential
Proposed Development	19-foot deep rear addition, with a deck off the first floor at the rear of the dwelling for which no relief is required.

III. ZONING REQUIREMENTS and RELIEF REQUESTED

R-2 Zone	Regulation	Existing	Proposed	Relief
Height D § 303	40 feet and 3-stories max.	27 feet and 2-stories	27-feet and 2-stories	None Required
Lot Width D § 302	30-foot min.	24-feet	24-feet	None Required
Lot Area D § 302	3,000 sq.ft. min.	2,160 sq.ft.	2,160 sq.ft.	None Required

R-2 Zone	Regulation	Existing	Proposed	Relief
Lot Occupancy D § 202	40% max.	18.10%	39.29%	None Required
Rear Yard D § 205	20-foot min.	45 feet	20 feet	None Required
Rear Wall Extension D § 306.4	10-foot max beyond adjoining dwelling	None	19 feet	REQUIRED
Side Yard D § 206	7.34-foot min. ¹	7.34 feet	7.34 feet	None Required

IV. OP ANALYSIS

Subtitle + Chapter 5201 ADDITION TO A BUILDING OR ACCESSORY STRUCTURE

5201.1 The Board of Zoning Adjustment may approve as a special exception in the R zones relief from the following development standards of this subtitle, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9:

- (a) Lot occupancy;*
- (b) Yards;*
- (c) Courts;*
- (d) Minimum lot dimensions;*
- (e) Pervious surface; and*
- (f) The limitations on enlargements or additions to nonconforming structures as set forth in Subtitle C § 202.2.*

The subject application is to permit a rear building addition that would extend more than ten feet beyond the rear wall of the adjoining semi-detached dwelling.

5201.2 Special exception relief under this section is applicable only to the following:

- (a) An addition to a building with only one (1) principal dwelling unit; or*
- (b) A new or enlarged accessory structure that is accessory to such a building.*

The subject application is for an addition to a one-family semi-detached dwelling.

5201.3 An applicant for special exception under this section shall demonstrate that the proposed addition or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

- (a) The light and air available to neighboring properties shall not be unduly affected;*

Light and air would not be unduly adversely affected to neighboring properties. The required rear yard would be provided and the rear addition would be generally consistent with the rear additions to the properties to the northwest, minimizing the impact the addition would have on those properties. Light and air to the residences southeast of the

¹ Section D 206.7 permits the extension of nonconforming side yards less than eight feet width, provided the width of the side yard is a minimum of five feet.

subject property would not be unduly affected due to the direction of the sun.

- (b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;*

Windows and doors would face into the rear and side yards of the subject property, consistent with existing surrounding development. No windows or other openings would be provided facing into the rear yard of the adjacent semi-detached dwelling to the southeast.

- (c) The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the subject street frontage;*

The proposed rear addition would not be out of character as viewed from the public alley. It would be similar to the rear addition constructed onto the rear of the semi-detached dwelling on the adjacent property to the northwest, and others that were constructed along the same alley.

- (d) In demonstrating compliance with paragraphs (a), (b), and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways; and*

The applicant submitted plans, photographs, elevation and section drawings sufficient to represent the views of the proposed structure from adjacent buildings and the public alley.

5201.4 The Board of Zoning Adjustment may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties.

OP makes no recommendations for special treatment.

5201.5 This section may not be used to permit the introduction or expansion of a nonconforming use as a special exception.

The subject property would continue to be used as a one-family semi-detached dwelling, a use permitted as a matter-of-right within the R-2 zone.

5201.6 This section shall not be used to permit the introduction or expansion of nonconforming height or number of stories as a special exception.

The proposed building would be 27 feet and two-stories in height, in conformance with the provisions of the R-2 zone.

V. COMMENTS OF OTHER DISTRICT AGENCIES

No comments from other District agencies were submitted to the record as of the date of the filing of this report.

VI. COMMUNITY COMMENTS TO DATE

The single-member commissioner for ANC 7E04 submitted a letter (Exhibit 6) to the record in support of the application.

Attachment: Location Map

